

Know all Men by these Presents

56-0-6
#2512
50-13

That STEVEN P. MORHOUS and KATHY A. MORHOUS, husband and wife, both of Waterville, County of Kennebec, and State of Maine,

004233

in consideration of ONE (\$1.00) DOLLAR and other valuable consideration,

TRANSFER
TAX
PAID

paid by JAMES R. HART and MARTHA A. HART, husband and wife, both of West Bath, County of Sagadahoc, and State of Maine,

the receipt whereof we do hereby acknowledge, do hereby give, grant,

bargain, sell and convey unto the said JAMES R. HART and MARTHA A. HART,

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever.

A certain lot or parcel of land with buildings thereon and being Lot 21 on plan entitled "Mount Merici Heights, Waterville, Maine," dated November 15, 1942, recorded in Kennebec Registry of Deeds, Plan Book 14, Pages 15 and 16, as amended by revised plan of Mount Merici Heights, dated March 22, 1954, by R. G. Knowlton, C.E. recorded in said Registry, to which plan reference is hereby made for further description, location and dimensions of the lot hereby conveyed.

Also conveying a certain easement to lay, maintain, repair, and replace a water pipe over, in and along a strip of land 10 feet in width, the northeasterly line of which easement shall be the northeasterly boundary of Lot 20 according to a plan of Mount Merici Heights as revised by Ralph G. Knowlton, C.E., March 22, 1954, recorded in said Registry, Plan Book 17B, Page 171; and also the right to enter and pass over said easement and to excavate thereon for the foregoing purposes, it being understood that it shall be a condition and covenant of this easement that the grantees, their heirs and assigns, shall, upon excavating the easement for any purposes above set forth, restore the surface of the premises to the condition in which they were found prior to the excavation. The above described lot is located in Waterville, Maine, at the intersection of Guyart Street and Averill Terrace. The grantees assume all obligations with respect to the sewers and sewerage system on said property and all assessments in connection therewith.

Being the same premises conveyed to the within grantors by deed of David C. Kurtz and Judith C. Kurtz dated September 28, 1987 and recorded September 29, 1987 in the Kennebec County Registry of Deeds, Book 3239, Page 186.

To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said JAMES R. HART and MARTHA A. HART,

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

And we do COVENANT with the said Grantees, as aforesaid, that we are lawfully seized in fee of the premises, that they are free of all incumbrances, except as aforesaid,

that we have good right to sell and convey the same to the said Grantees to hold as aforesaid, and that we and our heirs shall and will

Warrant and Defend the same to the said Grantees, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons.

In Witness Whereof, WE, the said STEVEN P. MORHOUS and KATHY A. MORHOUS

joining in this deed as Grantors, and relinquishing and conveying all our right by descent and all other rights in the above described premises, have hereunto set our hands and seals this day of in the year of our Lord one thousand nine hundred and ninety.

Signed, Sealed and Delivered in presence of

WITNESS
WITNESS

Steven P. Morhous
Kathy A. Morhous

State of Maine,
KENNEBEC,

ss. March 1st, 19 90.

Personally appeared the above named STEVEN P. MORHOUS and KATHY A. MORHOUS

the foregoing instrument to be their free act and deed. and acknowledged

Before me,



DAVID R. BUTLER
MY COMMISSION EXPIRES:
JUNE 21, 1993

Notary Public
DAVID R. BUTLER, ESQ.
1990 MAR -6 AM 9:00